

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Northgate and Maple Leaf / 7

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 490

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$91,100	\$154,500	\$245,600	\$266,200	92.3%	13.84%
2002 Value	\$98,000	\$164,100	\$262,100	\$266,200	98.5%	13.58%
Change	+\$6,900	+\$9,600	+\$16,500		+6.2%	-0.26%
% Change	+7.6%	+6.2%	+6.7%		+6.7%	-1.88%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.26% and -1.88% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$91,000	\$151,700	\$242,700
2002 Value	\$98,000	\$160,900	\$258,900
Percent Change	+7.7%	+6.1%	+6.7%

Number of improved Parcels in the Population: 4844

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including variables for story and sub-area improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 6 were lower than others and the formula adjusted them upward more than the other parcels. Conversely, one-story houses were higher than the average and the formula adjusted those upward less than the others. There are no waterfront properties in this area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

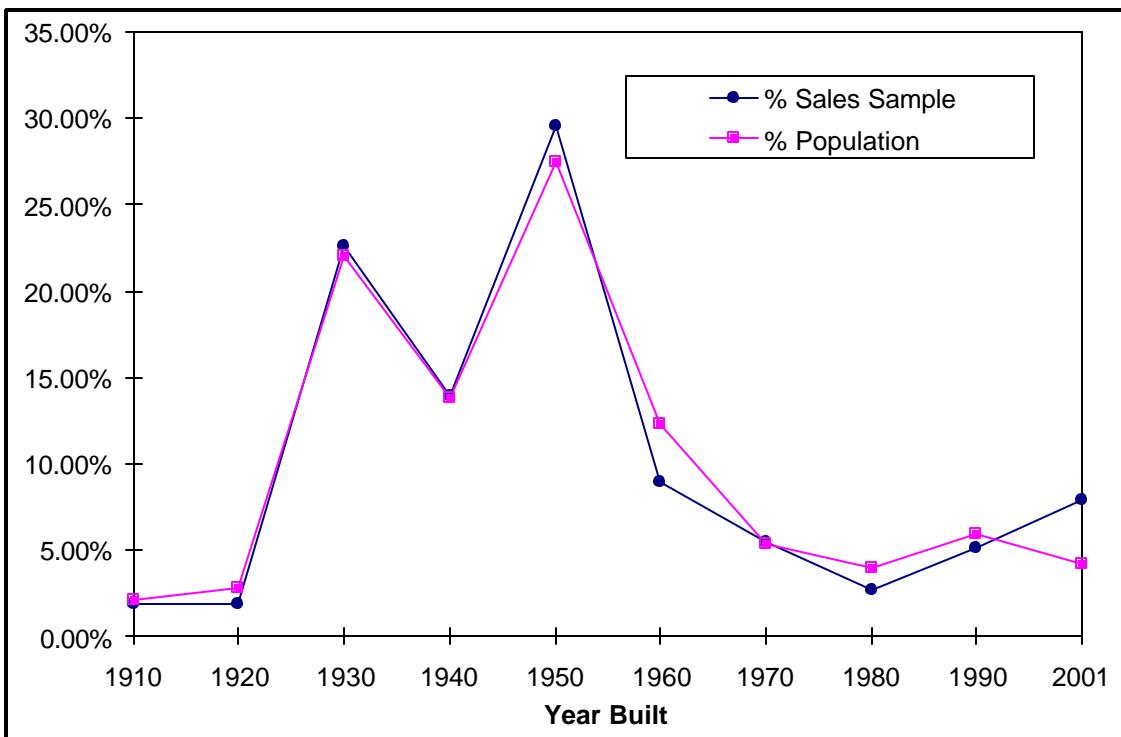
Sales Sample Representation of Population - Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1910	9	1.84%
1920	9	1.84%
1930	111	22.65%
1940	68	13.88%
1950	145	29.59%
1960	44	8.98%
1970	27	5.51%
1980	13	2.65%
1990	25	5.10%
2001	39	7.96%
	490	

Population

Year Built	Frequency	% Population
1910	100	2.06%
1920	134	2.77%
1930	1065	21.99%
1940	669	13.81%
1950	1334	27.54%
1960	599	12.37%
1970	260	5.37%
1980	190	3.92%
1990	288	5.95%
2001	205	4.23%
	4844	

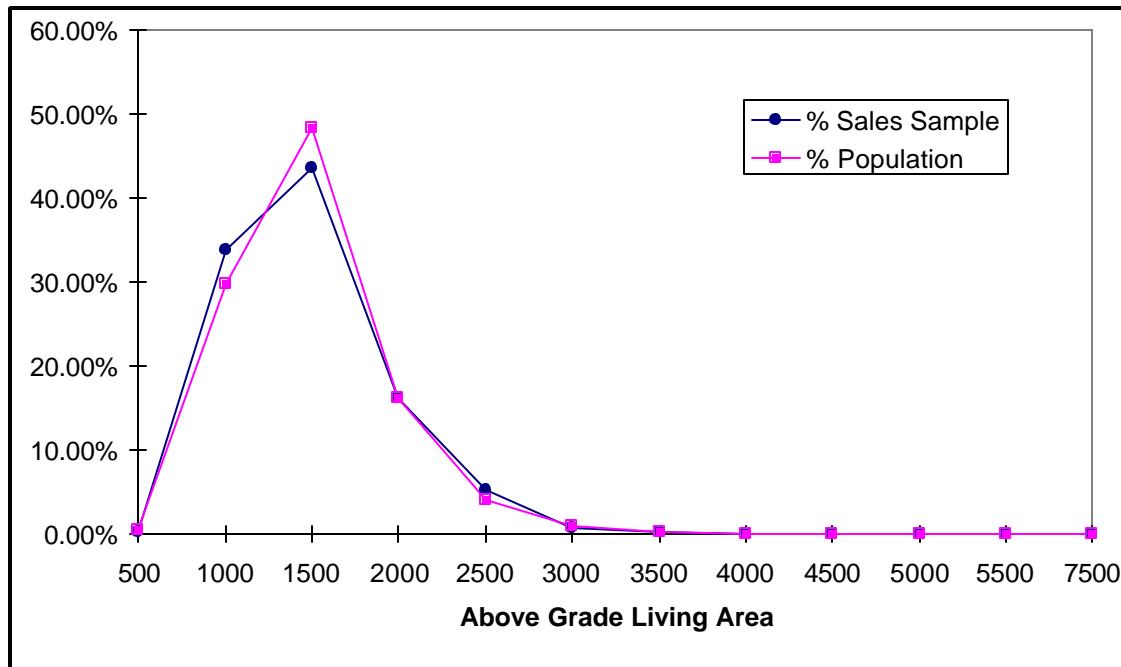


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.20%
1000	166	33.88%
1500	214	43.67%
2000	79	16.12%
2500	26	5.31%
3000	3	0.61%
3500	1	0.20%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	490	

Population		
AGLA	Frequency	% Population
500	22	0.45%
1000	1446	29.85%
1500	2337	48.25%
2000	787	16.25%
2500	196	4.05%
3000	46	0.95%
3500	8	0.17%
4000	1	0.02%
4500	0	0.00%
5000	1	0.02%
5500	0	0.00%
10000	0	0.00%
	4844	

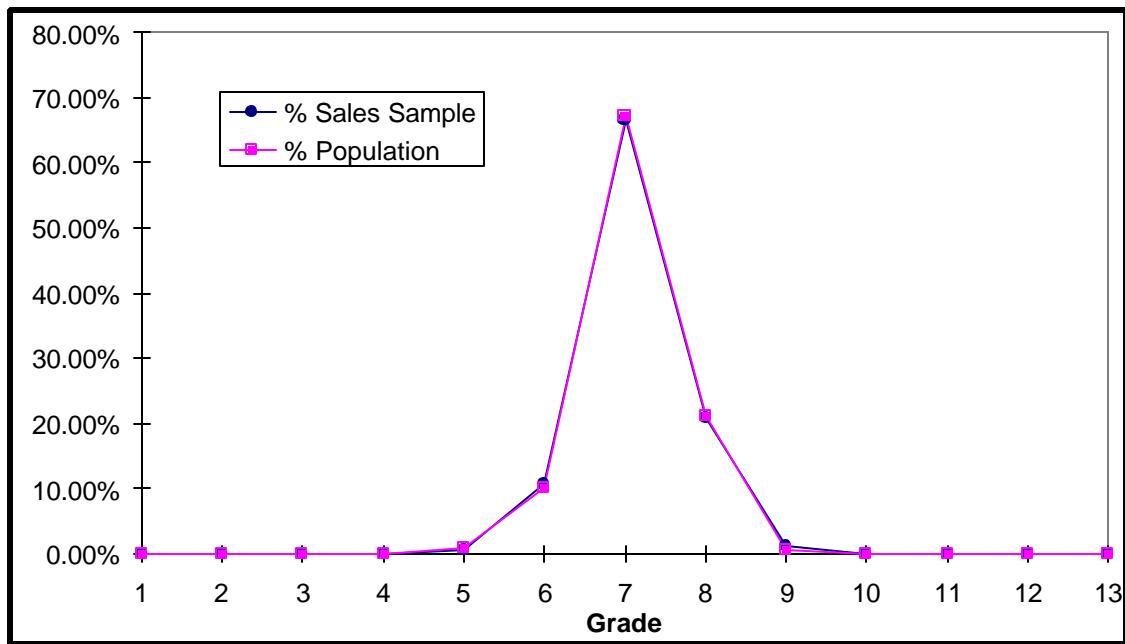


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

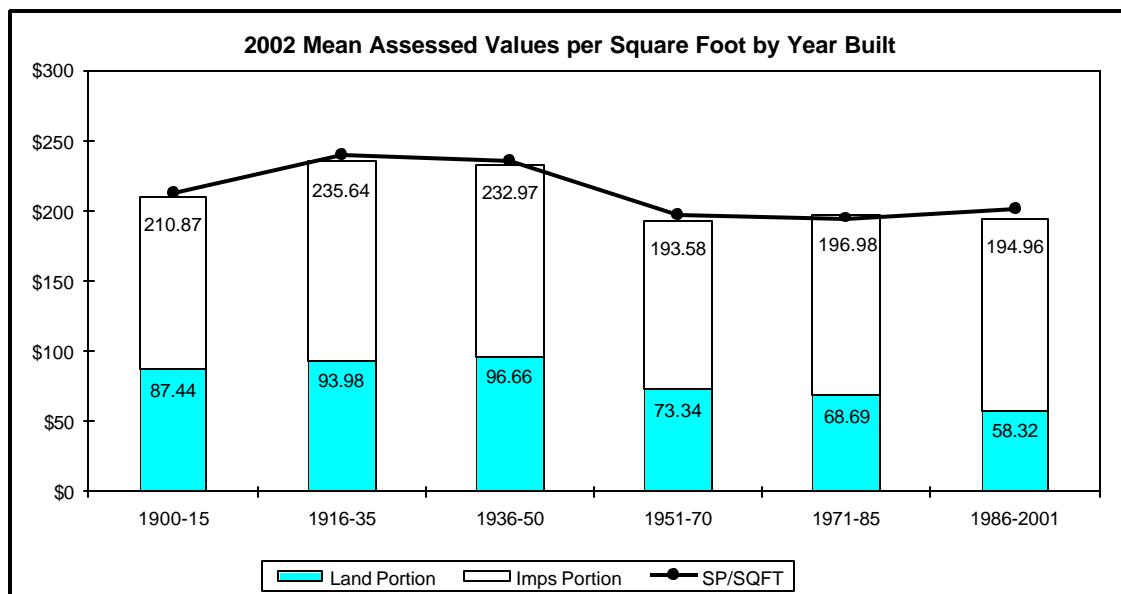
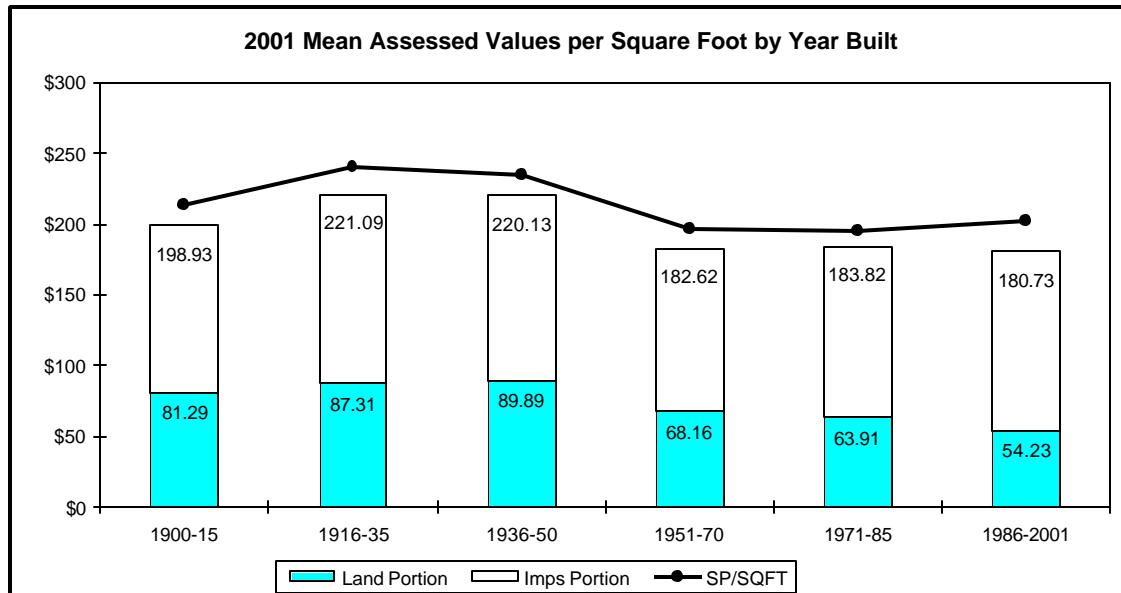
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.61%
6	52	10.61%
7	327	66.73%
8	102	20.82%
9	6	1.22%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	490	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	47	0.97%
6	483	9.97%
7	3255	67.20%
8	1019	21.04%
9	35	0.72%
10	4	0.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	4844	



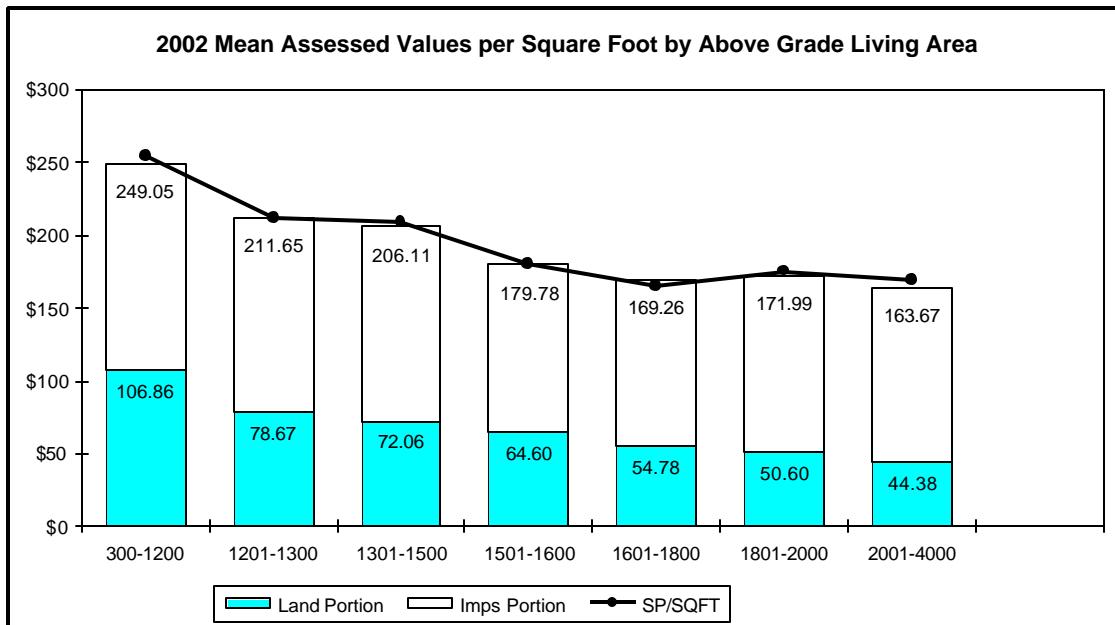
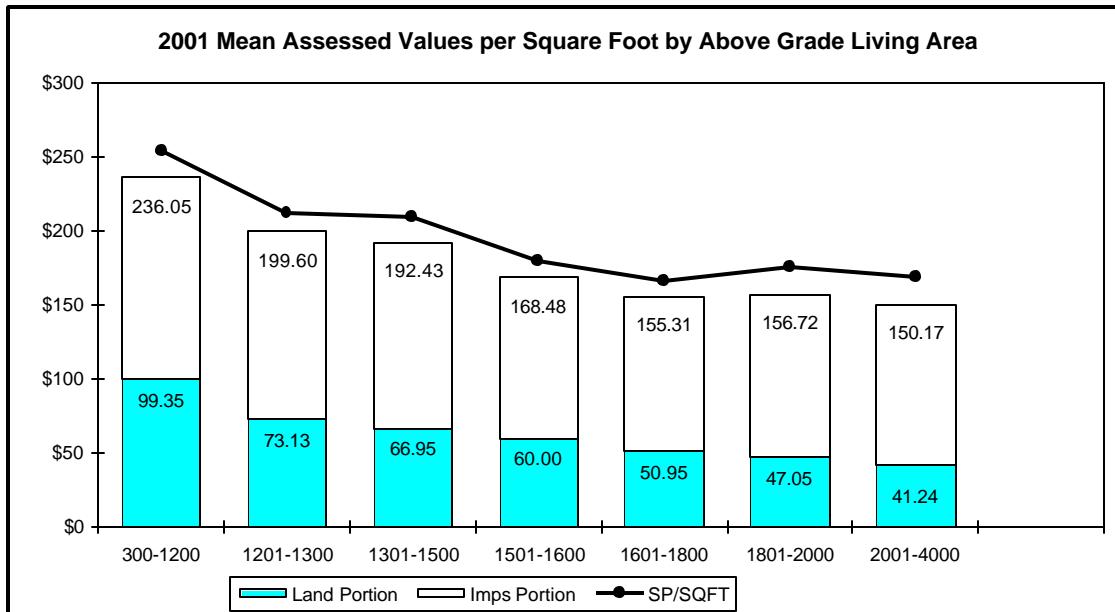
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



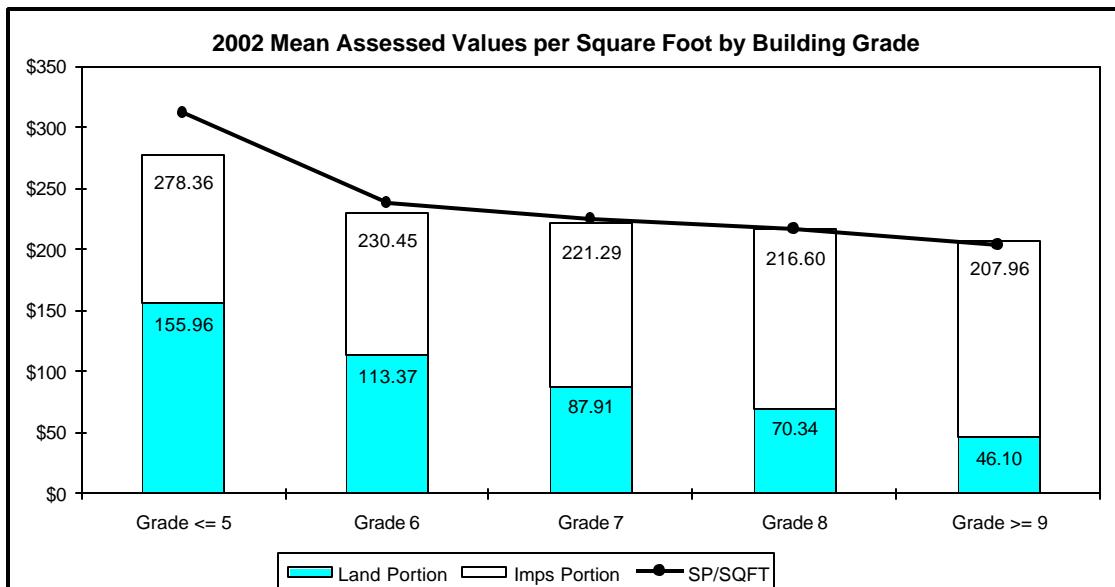
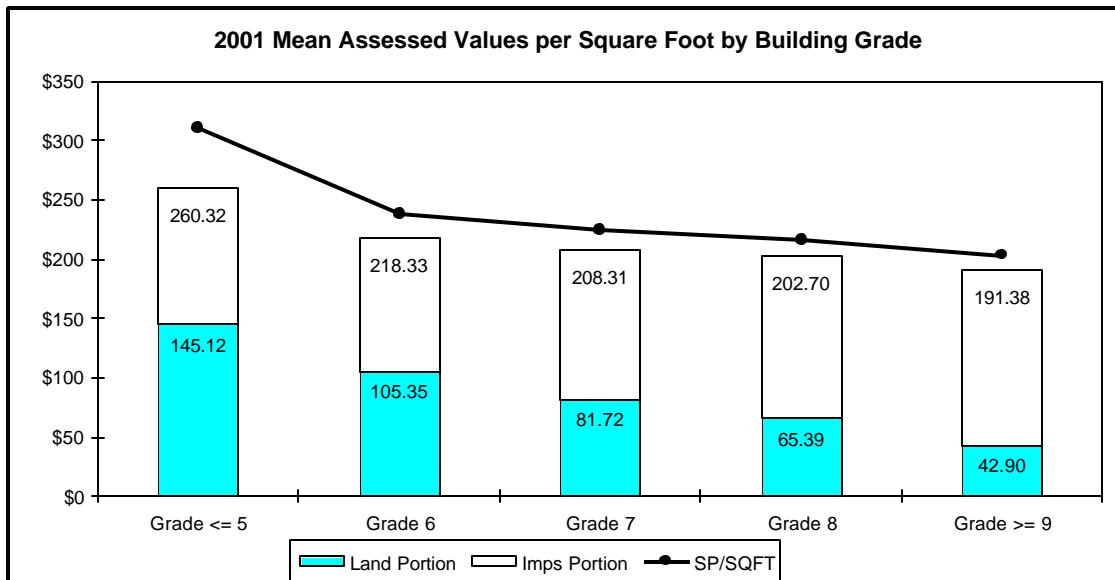
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There are only 3 sales in the grade 5 or less category. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 7.6% in land assessments in the area for 2002. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.076$$

with the results rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 490 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 6 were lower than others and the formula adjusted them upward more than the other parcels. Conversely, one-story houses were higher than the average and the formula adjusted those upward less than the others. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\text{2002 Total Value} = \text{2001 Total Value} / (0.9242123 - 0.0411395 \text{ (if Sub-area = 6)} + 0.03961849 \text{ (if Story = 1)})$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2002 Improvements Value} = \text{2002 Total Value} \text{ minus } \text{2002 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:* If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.067 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- If a house and mobile home exist, the formula derived from the house is used.
- If “accessory improvements only*”, then: 2002 Total Value = 2001 Total Value * 1.067 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. **These include parcels with houses that have no characteristics data in the Assessor’s database.*
- If vacant parcels (no improvements value), only the land adjustment applies.
- Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.
- Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no Mobile Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 7 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.2%

Stories

1.0

% Adjustment

-4.4%

Subarea

6

% Adjustment

5.0%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a one-story house would *approximately* receive a 3.8% *upward* adjustment (8.2% *upward* for the overall, mitigated by 4.4% *downward* for story).

There are 1525 houses in sub-area 6 and 3277 one-story houses.

About 25% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
3	69	0.917	0.959	4.6%	0.924	0.994
6	151	0.900	0.986	9.6%	0.967	1.005
7	88	0.933	0.994	6.5%	0.963	1.025
8	182	0.937	0.986	5.2%	0.966	1.007
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	450	0.920	0.982	6.7%	0.970	0.995
Y	40	0.949	1.011	6.6%	0.964	1.059
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	406	0.926	0.989	6.8%	0.976	1.002
Y	84	0.909	0.964	6.0%	0.931	0.997
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	16	0.881	0.946	7.4%	0.867	1.025
3000-5000	83	0.918	0.981	6.8%	0.949	1.013
5001-8000	339	0.926	0.987	6.6%	0.973	1.001
8001-12000	48	0.923	0.988	7.0%	0.949	1.027
12001-16000	2	0.844	0.874	3.6%	-0.653	2.400
16001-20000	2	0.969	1.076	11.1%	-0.854	3.006
Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1910	9	0.852	0.904	6.1%	0.748	1.060
1911-1920	9	1.045	1.118	7.0%	1.031	1.206
1921-1930	111	0.909	0.974	7.2%	0.950	0.998
1931-1940	68	0.919	0.974	6.0%	0.938	1.009
1941-1950	145	0.948	1.005	6.0%	0.984	1.025
1951-1960	44	0.943	1.000	6.0%	0.963	1.036
1961-1970	27	0.906	0.961	6.1%	0.903	1.019
1971-1980	13	0.985	1.050	6.6%	0.968	1.133
1981-1990	25	0.878	0.948	8.0%	0.896	1.001
1991-2000	32	0.932	1.009	8.3%	0.965	1.053
>2000	7	0.741	0.818	10.5%	0.662	0.975

Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.985.

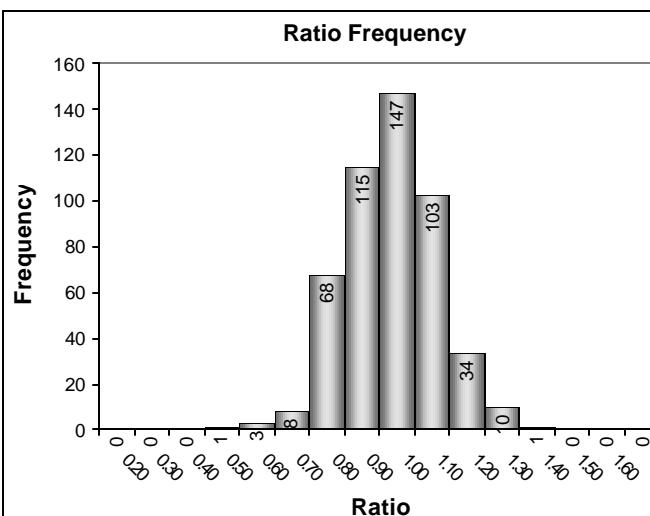
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
5	3	0.860	0.916	6.5%	0.526	1.305
6	52	0.914	0.965	5.6%	0.921	1.009
7	327	0.921	0.981	6.5%	0.967	0.996
8	102	0.931	0.999	7.3%	0.972	1.025
9	6	0.925	1.007	8.8%	0.922	1.091
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2	5	0.882	0.955	8.2%	0.776	1.134
3	177	0.919	0.985	7.2%	0.962	1.007
4	268	0.923	0.982	6.3%	0.966	0.997
5	40	0.943	1.007	6.8%	0.969	1.045
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	319	0.937	0.985	5.1%	0.971	0.999
1.5	116	0.917	0.996	8.7%	0.970	1.022
2	54	0.881	0.968	9.9%	0.930	1.007
3	1	0.493	0.531	7.7%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	53	0.942	0.994	5.5%	0.957	1.030
801-1000	114	0.937	0.987	5.3%	0.962	1.011
1001-1500	214	0.921	0.980	6.4%	0.961	0.998
1501-2000	79	0.920	0.999	8.6%	0.967	1.031
2001-2500	26	0.891	0.970	8.9%	0.910	1.030
2501-3000	3	0.889	0.977	9.9%	0.772	1.183
3001-4000	1	0.839	0.908	8.1%	N/A	N/A

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/3	Lien Date: 1/1/2001	Date of Report: 5/15/2002	Sales Dates: 1/00 - 12/01
Area 7	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 490			
<i>Mean Assessed Value</i> 245,600			
<i>Mean Sales Price</i> 266,200			
<i>Standard Deviation AV</i> 56,099			
<i>Standard Deviation SP</i> 67,542			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.937			
<i>Median Ratio</i> 0.928			
<i>Weighted Mean Ratio</i> 0.923			
UNIFORMITY			
<i>Lowest ratio</i> 0.493			
<i>Highest ratio:</i> 1.332			
<i>Coefficient of Dispersion</i> 11.09%			
<i>Standard Deviation</i> 0.130			
<i>Coefficient of Variation</i> 13.84%			
<i>Price Related Differential (PRD)</i> 1.016			
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i> 0.915			
<i>Upper limit</i> 0.952			
<i>95% Confidence: Mean</i>			
<i>Lower limit</i> 0.926			
<i>Upper limit</i> 0.949			
SAMPLE SIZE EVALUATION			
<i>n (population size)</i> 4844			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.130			
Recommended minimum: 27			
<i>Actual sample size:</i> 490			
Conclusion: OK			
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i> 253			
<i># ratios above mean:</i> 237			
<i>Z:</i> 0.723			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



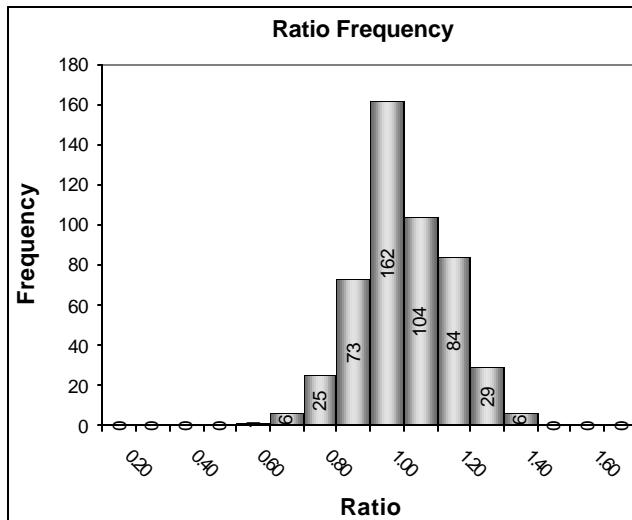
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/3	Lien Date: 1/1/2002	Date of Report: 5/15/2002	Sales Dates: 1/00- 12/01
Area 7	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	490		
Mean Assessed Value	262,100		
Mean Sales Price	266,200		
Standard Deviation AV	62,039		
Standard Deviation SP	67,542		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.992		
Weighted Mean Ratio	0.985		
UNIFORMITY			
Lowest ratio	0.531		
Highest ratio:	1.379		
Coefficient of Dispersion	10.84%		
Standard Deviation	0.136		
Coefficient of Variation	13.58%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.973		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.986		
Upper limit	1.010		
SAMPLE SIZE EVALUATION			
n (population size)	4844		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	29		
Actual sample size:	490		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	261		
# ratios above mean:	229		
Z:	1.446		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 7
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3204450	0199		7/17/00	130000	760	0	5	1947	3	7020N	N		11751 12TH AV NE
3641310	0093		8/21/01	150000	690	0	6	1944	3	5617N	N		11531 8TH AV NE
3641160	0183		12/1/00	170722	720	0	6	1948	3	7139N	N		325 NE 117TH ST
3641210	0091		3/7/01	172000	760	0	6	1940	3	5692N	N		332 NE 120TH ST
3641310	0130		1/11/00	140000	790	0	6	1950	3	9422N	N		11521 9TH AV NE
3156010	0090		6/29/00	175500	800	0	6	1943	3	6900N	N		11326 14TH AV NE
3641210	0094		4/19/01	234950	820	0	6	1940	3	7219N	N		12025 5TH AV NE
3204450	0232		2/24/00	193500	820	0	6	1943	4	7200N	N		11726 12TH AV NE
3292604	9169		3/29/01	217000	830	0	6	1942	3	6722N	N		11353 5TH AV NE
3223750	0040		2/14/01	193000	880	0	6	1948	3	7200N	N		521 NE 120TH ST
3082000	0090		3/6/00	162500	880	0	6	1937	4	7800N	N		1430 NE 120TH ST
3292604	9370		11/6/01	192000	970	0	6	1949	4	7361N	N		1215 NE 125TH ST
3204450	0054		11/21/01	163000	1090	0	6	1942	3	6010N	N		1036 NE 117TH ST
3641310	0320		6/13/01	193000	1100	0	6	1950	4	9212N	N		11720 8TH AV NE
3641310	0073		5/23/01	183000	770	0	7	1941	4	4000N	N		11549 8TH AV NE
3641360	0336		12/6/00	164950	790	0	7	1947	3	6120N	N		528 NE 123RD ST
3572450	0020		1/15/01	194000	860	0	7	1941	4	7080N	N		1011 NE 115TH ST
3641310	0096		8/4/00	172000	880	0	7	1981	3	7200N	N		712 NE 115TH ST
3156010	0145		7/25/01	223000	890	0	7	1943	4	7000N	N		11337 14TH AV NE
3156010	0025		4/18/01	207000	900	140	7	1942	4	6900N	N		11337 15TH AV NE
3260520	0046		9/22/00	170000	910	0	7	1949	4	7311N	N		12350 11TH AV NE
3260520	0025		6/30/00	145000	910	0	7	1949	3	7311N	N		12331 11TH AV NE
3204450	0302		2/23/01	183000	920	300	7	1947	3	6000N	N		1417 NE 120TH ST
3156010	0125		6/1/01	210000	930	0	7	1943	4	7089N	N		11357 14TH AV NE
3292604	9174		6/8/00	187050	950	0	7	1941	4	6250N	N		317 NE 115TH ST
3641310	0112		2/7/00	215000	980	620	7	1973	3	6500N	N		11508 7TH AV NE
3641410	0100		4/7/00	239950	1000	480	7	1941	4	7936N	N		830 NE 125TH ST
3572450	0323		9/14/00	229950	1020	240	7	1952	4	5720N	N		1045 NE 114TH ST

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3292604	9426		6/9/00	197000	1050	0	7	1962	4	6270	N	N	12015 12TH AV NE
3156010	0010		11/19/01	219950	1060	0	7	1942	3	6900	N	N	11353 15TH AV NE
3292604	9341		9/25/01	230000	1090	550	7	1955	4	6490	N	N	1210 NE 124TH ST
3223800	0040		9/13/00	192500	1120	0	7	1949	3	7200	N	N	343 NE 120TH ST
3641410	0101		11/8/00	219000	1140	0	7	1940	3	7200	N	N	822 NE 125TH ST
3292604	9286		8/23/01	230000	1200	0	7	1950	4	6300	N	N	1206 NE 123RD ST
3641160	0212		4/4/01	250000	1210	720	7	1989	3	6750	N	N	11501 5TH AV NE
3527220	0060		12/14/00	205000	1210	0	7	1947	4	6911	N	N	11732 9TH AV NE
3292604	9542		9/25/00	260000	1260	870	7	1995	3	6187	N	N	1203 NE 125TH ST
3641310	0192		12/14/00	191700	1290	0	7	1954	4	7200	N	N	11525 ROOSEVELT WY NE
3641210	0095		1/10/00	199500	1310	0	7	1954	3	5200	N	N	348 NE 120TH ST
3781030	0025		6/21/01	224950	1320	0	7	1949	4	7500	N	N	11523 3RD AV NE
3204450	0215		7/17/00	244500	1360	500	7	1947	5	9644	N	N	1211 NE 120TH ST
3573050	0027		12/5/01	263500	1370	0	7	2001	3	1598	N	N	1220 NE 124TH ST
3641410	0050		3/22/01	251950	1370	0	7	1947	3	7728	N	N	556 NE 125TH ST
3641310	0250		12/11/00	190000	1370	0	7	1951	3	11205	N	N	11738 5TH AV NE
3641410	0073		5/1/00	220000	1400	0	7	1954	4	7600	N	N	549 NE 126TH ST
3641410	0072		6/8/00	190500	1430	0	7	1954	3	8850	N	N	533 NE 126TH ST
3156010	0205		1/3/01	268600	1530	0	7	1943	4	7050	N	N	11322 12TH AV NE
3156010	0205		6/21/00	180000	1530	0	7	1943	4	7050	N	N	11322 12TH AV NE
3204450	0221		7/25/01	196000	1540	0	7	1949	4	6000	N	N	11738 12TH AV NE
3260520	0015		12/28/00	200000	1560	0	7	1949	3	7311	N	N	12343 11TH AV NE
3641310	0232		7/9/01	209950	1590	0	7	1952	4	7200	N	N	11715 7TH AV NE
3641310	0372		10/30/00	219500	1610	0	7	1952	4	8307	N	N	11736 9TH AV NE
3641310	0292		8/21/00	205000	1630	0	7	1952	4	7200	N	N	11716 7TH AV NE
3641160	0208		5/9/01	261000	1830	0	7	1968	4	5885	N	N	11525 5TH AV NE
3573050	0025		6/20/00	225000	1870	0	7	1950	3	4999	N	N	12331 14TH AV NE
3204450	0067		11/16/00	273000	1900	0	7	1985	3	7200	N	N	1025 NE 117TH ST
3543330	0095		2/18/00	268950	1940	0	7	1948	4	8220	N	N	11050 14TH AV NE

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3292604	9373		3/7/01	285000	2030	1190	7	1963	3	14000	N	N	11303 9TH AV NE
3641410	0091		1/18/00	229990	2040	0	7	1953	4	6000	N	N	12619 8TH AV NE
3641360	0080		3/8/01	265000	2130	0	7	1951	5	6120	N	N	12057 8TH AV NE
3781030	0030		7/28/00	270000	900	500	8	1949	4	7815	N	N	11519 3RD AV NE
3292604	9463		8/15/01	310000	1240	340	8	1968	3	7242	N	N	1040 NE 120TH ST
3204450	0112		11/16/00	265000	1360	650	8	1978	3	7210	N	N	1050 NE 115TH ST
3641360	0034		10/27/00	280500	1390	650	8	1964	4	12844	N	N	12034 5TH AV NE
3641310	0343		10/31/00	290000	1520	400	8	1959	4	8642	N	N	11737 9TH AV NE
3641410	0090		2/18/00	245000	1770	0	8	1972	4	7200	N	N	531 NE 127TH ST
3641360	0149		3/22/01	429000	2190	0	8	2000	3	7814	N	N	842 NE 120TH ST
3641360	0177		12/24/01	290000	2320	0	8	1956	5	8160	N	N	906 NE 122ND ST
6326530	0200		11/15/00	132000	370	0	5	1941	3	5501	N	N	1947 NE 100TH ST
6802420	2490		11/26/01	219636	540	150	5	1942	3	4410	N	N	9600 17TH AV NE
6326530	0355		9/14/00	172500	600	260	6	1927	4	7360	N	N	1909 NE 98TH ST
6510140	8507		4/23/01	170000	690	0	6	1948	4	6380	N	N	805 NE 105TH ST
6288770	0480		12/10/01	198200	700	0	6	1907	5	5100	N	N	8246 17TH AV NE
6510140	7537		5/16/01	200000	710	240	6	1948	3	6336	N	N	2330 NE 103RD ST
6510040	0350		3/16/00	198481	720	0	6	1941	3	4000	N	N	1717 NE 86TH ST
6510140	5004		9/13/01	226900	730	0	6	1948	3	5376	N	N	9618 20TH AV NE
6743450	0040		3/13/01	195000	750	120	6	1946	2	6216	N	N	10303 15TH AV NE
6743450	0040		1/24/01	189000	750	120	6	1946	2	6216	N	N	10303 15TH AV NE
6510140	0868		9/6/00	215000	750	0	6	1941	5	6090	N	N	1734 NE 86TH ST
6510140	2545		6/26/01	245500	760	0	6	1939	3	6380	N	N	1734 NE 91ST ST
6510140	1846		1/25/00	180000	760	0	6	1940	3	5978	N	N	1755 NE 89TH ST
6510140	4082		8/10/00	241000	800	130	6	1944	3	6380	N	N	1526 NE 92ND ST
6510140	7780		8/31/01	214000	860	0	6	1946	4	6525	N	N	1745 NE 105TH ST
6510140	5810		9/25/00	214500	870	0	6	1926	5	6090	N	N	2154 NE 100TH ST
6510140	5002		9/21/00	190000	940	0	6	1948	3	5376	N	N	9622 20TH AV NE
6890150	0041		12/20/01	182000	980	0	6	1940	4	7081	N	N	1720 NE 106TH ST

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6510140	1924		2/28/00	156100	1310	0	6	1912	3	6160	N	N	8824 20TH AV NE
6510140	5276		2/26/01	174000	730	0	7	1946	3	8064	N	N	9711 23RD AV NE
6288770	1700		4/11/01	225000	750	400	7	1924	4	2700	N	N	8048 15TH AV NE
6510140	5902		6/1/00	229000	750	0	7	1950	4	6380	N	N	10204 23RD AV NE
6510140	0841		5/14/01	244950	760	180	7	1941	4	6380	Y	N	1713 NE 88TH ST
6510140	4116		10/3/01	215000	770	0	7	1948	3	5376	N	N	9217 17TH AV NE
6510140	4107		8/29/01	186000	770	0	7	1948	4	5376	N	N	9233 17TH AV NE
6510140	1915		5/29/01	163500	780	0	7	1942	2	4662	N	N	8813 20TH AV NE
6802420	1695		2/27/01	215000	800	0	7	1940	5	7620	Y	N	1520 NE 98TH ST
6510140	0853		7/13/00	225000	800	0	7	1939	4	6380	N	N	1710 NE 86TH ST
6510140	2644		5/7/01	257500	810	120	7	1936	5	9570	Y	N	1538 NE 91ST ST
6510140	4121		2/8/01	224000	820	0	7	1948	4	5376	N	N	9201 17TH AV NE
6890200	0100		8/7/00	244950	820	0	7	1937	4	8000	N	N	10710 23RD AV NE
6890150	0165		12/20/00	187900	830	0	7	1938	4	7500	N	N	10527 20TH AV NE
6741120	0035		5/5/00	235000	830	0	7	1926	4	7328	N	N	8509 17TH PL NE
6890100	0290		10/25/00	191000	840	0	7	1938	3	5100	N	N	1534 NE 107TH ST
6510140	2236		5/2/00	261000	850	240	7	1940	4	6380	N	N	1712 NE 89TH ST
6510140	5336		6/14/01	222000	860	640	7	1949	4	9570	N	N	2036 NE 98TH ST
6510140	1003		2/11/00	226000	860	0	7	1942	4	5376	N	N	8625 17TH AV NE
6510140	1816		7/16/01	301500	880	140	7	1992	3	5410	N	N	8807 17TH AV NE
6116000	0200		12/18/00	232000	880	770	7	1948	4	8000	N	N	10843 12TH AV NE
6292604	9339		1/20/00	194500	890	0	7	1943	4	6000	N	N	1427 NE 107TH ST
6510140	0826		10/1/01	266000	900	0	7	1939	5	5488	Y	N	8618 17TH AV NE
6510140	7795		6/14/00	205000	900	0	7	1947	4	5376	N	N	10421 20TH AV NE
6743450	0085		4/17/01	262950	910	150	7	1939	4	6700	N	N	1228 NE 103RD ST
6510140	1825		11/20/01	262000	920	450	7	1927	3	5365	N	N	1745 NE 89TH ST
6510140	8596		12/15/00	235000	920	580	7	1955	4	5244	N	N	10407 12TH AV NE
6510140	7020		8/8/01	278000	930	290	7	1946	4	7728	N	N	10219 23RD AV NE
6510140	0988		3/5/01	205000	930	0	7	1942	4	6380	N	N	1545 NE 88TH ST

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6510140	7415	2/21/01	230000	940	0	7	1942	4	9570	N	N	2038 NE 103RD ST	
6510140	2234	12/13/00	310000	950	220	7	1941	3	6380	N	N	1716 NE 89TH ST	
6802420	2270	9/19/00	218000	960	0	7	1954	3	7620	N	N	1721 NE 96TH ST	
6802420	1705	8/4/00	249950	980	270	7	1940	4	7620	N	N	1516 NE 98TH ST	
6510140	4047	3/7/00	226000	980	330	7	1940	4	5350	N	N	9222 15TH AV NE	
6510140	4064	12/7/01	268000	1030	760	7	1941	4	7300	N	N	1529 NE 94TH ST	
6890150	0155	8/6/01	256500	1040	340	7	1940	4	7500	N	N	10520 19TH AV NE	
6510140	7825	5/29/01	333000	1040	250	7	1947	4	7638	N	N	1734 NE 104TH ST	
6890100	1370	2/20/01	285000	1050	0	7	1921	5	7500	N	N	10728 20TH AV NE	
6510140	1738	3/9/00	274500	1050	900	7	1950	4	6090	N	N	8820 15TH AV NE	
6510140	8477	10/21/01	269950	1060	220	7	1961	4	4928	N	N	10411 8TH AV NE	
6890200	0063	8/21/01	245000	1080	700	7	1953	3	7643	Y	N	10508 VICTORY LN NE	
6510140	5820	7/19/01	236000	1080	0	7	1949	4	7250	N	N	2110 NE 100TH ST	
6890200	0030	1/26/01	279000	1080	500	7	1940	4	9266	Y	N	10525 VICTORY LN NE	
6116000	0055	1/24/01	200000	1080	0	7	1948	4	6192	N	N	10845 11TH AV NE	
6802420	2240	7/20/00	262000	1100	0	7	1953	3	7493	N	N	1701 NE 96TH ST	
6510140	5750	3/17/01	251500	1110	0	7	1920	4	6014	N	N	10019 21ST AV NE	
6510140	8713	8/25/00	226000	1110	0	7	1941	4	5376	N	N	10323 12TH AV NE	
6510140	5264	7/10/00	200000	1110	0	7	1954	4	6418	N	N	2039 NE 98TH ST	
6510140	0970	12/5/01	282000	1120	0	7	1941	4	6380	N	N	1531 NE 88TH ST	
6116000	0235	11/27/00	219000	1120	0	7	1942	4	6832	N	N	10828 12TH AV NE	
6326530	0455	11/20/00	237000	1130	0	7	1985	3	3810	N	N	9721 19TH AV NE	
6510140	1000	5/26/00	217950	1130	0	7	1941	4	6380	N	N	1650 NE 86TH ST	
6510140	7375	5/27/01	263750	1160	0	7	1941	4	9570	N	N	2024 NE 103RD ST	
6292604	9508	6/21/00	275000	1170	780	7	1986	3	9626	N	N	820 NE 105TH ST	
6510140	4425	3/16/00	231000	1170	0	7	1957	4	7280	N	N	9411 20TH AV NE	
6890100	1540	8/9/01	249950	1180	0	7	1940	4	7500	N	N	2024 NE 105TH ST	
6802420	2170	9/14/01	310000	1190	830	7	1929	3	11290	N	N	1548 NE 95TH ST	
6890100	0961	8/22/00	260000	1200	730	7	1982	3	7500	N	N	10725 20TH AV NE	

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6116000	0145	12/5/01	274950	1220	180	7	1949	4	6710	N	N	10830 11TH AV NE	
6292604	9524	5/10/01	305000	1230	420	7	1983	3	7277	N	N	10524 ROOSEVELT WY NE	
6510140	1894	10/25/00	199950	1240	0	7	1928	4	4640	N	N	1722 NE 88TH ST	
6864150	0015	1/3/00	195350	1270	0	7	1991	3	3120	N	N	9122 20TH AV NE	
6890150	0151	12/5/01	250000	1280	0	7	1953	5	6375	N	N	10510 19TH AV NE	
6510140	8517	7/11/01	212000	1300	1000	7	1977	3	5945	N	N	812 NE 104TH ST	
6510140	7145	6/26/01	310000	1300	520	7	1948	3	19140	N	N	1744 NE 102ND ST	
6510140	4441	5/22/01	319950	1310	680	7	1961	4	8410	Y	N	1542 NE 94TH ST	
6890200	0090	12/11/00	245000	1310	1050	7	1944	3	8000	N	N	2308 NE 107TH ST	
6510140	5941	9/27/00	293000	1320	0	7	1996	3	5567	N	N	2320 NE 102ND ST	
6288770	0430	10/25/00	271450	1330	0	7	1927	4	3800	N	N	8243 17TH AV NE	
6510140	1840	6/19/00	275000	1340	440	7	1989	3	4900	N	N	1753 NE 89TH ST	
6116000	0307	2/16/00	232500	1350	0	7	1994	3	6819	N	N	10719 14TH AV NE	
6292604	9356	11/29/01	399950	1360	0	7	1962	4	10431	N	N	1401 NE 106TH ST	
6510140	8685	9/10/01	265000	1360	500	7	1965	4	6525	N	N	1023 NE 104TH ST	
6557720	0131	5/30/01	229500	1360	0	7	1949	4	8500	N	N	1504 NE 103RD ST	
6890100	0907	12/7/01	290000	1370	170	7	1947	4	6000	N	N	10748 19TH AV NE	
6510140	8850	10/26/01	243000	1400	0	7	1922	4	6380	N	N	545 NE 104TH ST	
6802420	2385	5/17/00	303000	1410	0	7	1993	3	5102	N	N	9613 20TH AV NE	
6510140	8550	5/30/01	325000	1430	1070	7	1991	3	6840	N	N	10419 ROOSEVELT WY NE	
6890200	0268	3/30/01	300000	1430	1010	7	1992	3	7310	Y	N	10830 24TH AV NE	
6510140	7131	8/14/00	235000	1440	840	7	1966	4	6100	N	N	1749 NE 103RD ST	
6116000	0205	11/16/01	243000	1520	430	7	1951	2	6900	N	N	10849 12TH AV NE	
6890150	0093	1/4/01	235000	1590	0	7	1952	4	9600	Y	N	1714 NE 105TH ST	
6510140	4400	6/28/00	271500	1660	170	7	1970	3	5376	N	N	9406 17TH AV NE	
6743450	0035	11/21/01	291000	1670	0	7	2001	3	3069	N	N	10307 15TH AV NE	
6510040	0300	2/16/00	232000	1690	0	7	1974	3	6160	N	N	8502 17TH AV NE	
6890100	0963	8/29/01	299950	1700	0	7	1987	3	7201	N	N	10723 20TH AV NE	
6510140	2316	9/8/00	299950	1700	290	7	1924	4	7250	Y	N	1510 NE 90TH ST	

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6510140	4917		9/28/00	276000	1730	0	7	1946	3	6452	N	N	2015 NE 96TH ST
6890100	1425		7/30/01	235000	1750	0	7	1926	3	7201	N	N	10727 23RD AV NE
6890100	1425		7/27/00	300000	1750	0	7	1926	3	7201	N	N	10727 23RD AV NE
6510140	2560		1/25/01	280000	1790	0	7	1996	3	6380	N	N	1731 NE 92ND ST
6288770	0320		11/26/01	342000	1830	0	7	1995	3	2864	N	N	8111 16TH AV NE
6288770	0320		5/11/00	304950	1830	0	7	1995	3	2864	N	N	8111 16TH AV NE
6288770	0080		11/30/00	220000	1840	0	7	1979	3	3600	N	N	8212 15TH AV NE
6510140	4089		4/27/01	275000	1900	0	7	1926	3	6380	Y	N	1539 NE 94TH ST
6510140	5802		10/20/00	254000	2050	1300	7	1966	4	8924	N	N	10024 20TH AV NE
6510140	5265		12/28/00	249500	2170	0	7	1989	3	5257	N	N	2043 NE 98TH ST
6510140	5629		8/16/00	330000	820	530	8	1970	4	5040	N	N	10013 17TH AV NE
6557720	0427		1/16/01	250000	900	640	8	1952	4	5290	N	N	10204 15TH AV NE
6890100	1435		9/11/00	265000	930	150	8	1921	5	7761	N	N	10711 23RD AV NE
6116000	0360		2/7/00	250000	1040	520	8	1950	4	8160	N	N	10708 14TH AV NE
6802420	1855		5/7/01	260000	1060	200	8	1962	4	7084	N	N	1546 NE 97TH ST
6288770	0115		6/20/00	275000	1090	0	8	1929	3	3800	N	N	8209 16TH AV NE
6741120	0070		7/30/01	335000	1140	460	8	1946	4	5905	N	N	8521 16TH AV NE
6890100	0009		10/15/01	289900	1160	450	8	1941	4	9209	N	N	10537 17TH AV NE
6147220	0005		8/25/00	262500	1160	760	8	1956	4	7072	N	N	10502 11TH AV NE
6510140	1734		8/11/00	269950	1190	1300	8	1949	3	8848	N	N	8810 15TH AV NE
6890100	0970		4/6/01	280000	1240	600	8	1985	3	7527	N	N	10715 20TH AV NE
6510140	4449		3/9/01	275000	1270	500	8	1962	4	6720	N	N	9411 17TH AV NE
6510140	2282		10/30/00	300000	1360	410	8	1951	4	9570	Y	N	1523 NE 90TH ST
6802420	1915		4/23/01	281250	1400	480	8	1950	4	7800	N	N	9700 15TH AV NE
6802420	2336		1/25/00	274000	1400	0	8	1955	4	7236	N	N	9502 17TH AV NE
6890350	0070		8/25/00	289950	1440	630	8	1949	4	7200	N	N	10402 23RD AV NE
6741120	0010		7/12/01	379900	1460	240	8	1930	4	5832	Y	N	8519 17TH PL NE
6510140	5051		6/29/01	285000	1480	700	8	1960	4	7920	N	N	2043 NE 97TH ST
6510140	4440		11/7/01	289950	1570	0	8	1959	4	8918	Y	N	1530 NE 94TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6288770	0420	8/8/00	270000	1570	510	8	1963	4	5700N	N	8239 17TH AV NE		
6510140	7162	6/22/00	272500	1570	0	8	1967	3	6608N	N	10203 20TH AV NE		
6890350	0134	4/17/01	320000	1620	0	8	1950	4	7200N	N	10420 23RD AV NE		
6557720	0300	9/4/01	350000	1780	0	8	1983	3	8494N	N	1535 NE 103RD ST		
6288770	0470	8/31/00	330000	1800	0	8	1946	4	6120N	N	8248 17TH AV NE		
6510140	2212	11/22/00	299000	1870	0	8	1992	3	6510N	N	1709 NE 90TH ST		
6510140	7902	2/18/00	360000	1910	330	8	1946	4	20000N	N	1505 NE 105TH ST		
6890150	0150	4/21/00	355000	1980	320	8	1933	4	8625N	N	10511 20TH AV NE		
6890100	0250	3/6/00	302500	1980	0	8	1985	3	10264N	N	10741 17TH AV NE		
6741120	0053	2/8/01	370000	1990	0	8	1996	3	3792N	N	8508 16TH AV NE		
6890200	0047	2/14/00	270000	1990	0	8	1973	3	7600N	N	10540 23RD AV NE		
6510140	7720	3/16/01	379500	2140	320	8	1946	5	9570N	N	2040 NE 104TH ST		
6890100	1422	5/31/01	449000	2190	0	8	2001	3	7347N	N	10731 23RD AV NE		
6890100	1427	12/12/01	391000	2210	0	8	2001	3	7792N	N	10729 23RD AV NE		
6510140	1786	11/9/01	332225	2320	0	8	1992	3	5800N	N	1548 NE 88TH ST		
6890100	1420	5/7/01	300000	2660	0	8	1949	3	7645N	N	10735 23RD AV NE		
6890100	1437	2/21/01	447500	2720	0	9	2001	3	7200N	N	10713 23RD AV NE		
7246440	0815	6/4/01	227500	800	100	6	1923	3	2970Y	N	825 NE 78TH ST		
7246440	0320	10/4/01	325000	1020	0	6	1906	4	8924Y	N	7810 5TH AV NE		
7287860	0960	2/7/00	279500	1460	0	6	1908	4	3060N	N	8107 8TH AV NE		
7772060	0065	10/9/01	225000	810	0	7	1925	4	4092N	N	7911 5TH AV NE		
7772060	0065	11/17/00	200000	810	0	7	1925	4	4092N	N	7911 5TH AV NE		
7246440	0800	7/14/00	210000	820	0	7	1948	4	4455Y	N	819 NE 78TH ST		
7246440	0570	6/4/01	235000	850	0	7	1925	4	2910N	N	816 NE 79TH ST		
7373590	1600	2/16/01	274900	880	0	7	1926	3	4080N	N	814 NE 80TH ST		
7860490	0325	7/7/00	237100	890	100	7	1926	3	4375N	N	8052 11TH AV NE		
7860490	0215	4/26/00	260000	890	700	7	1926	4	4050N	N	1122 NE 80TH ST		
7246440	0340	10/3/01	207500	900	0	7	1924	4	2910Y	N	513 NE 79TH ST		
7287860	1435	4/3/00	230000	900	0	7	1908	4	5100N	N	553 NE 81ST ST		

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7913710	0226	11/21/00	193500	910	200	7	1924	3	4046Y	N			638 NE BANNER PL
7297980	0320	10/12/00	236950	940	600	7	1915	4	5580N	N			7841 12TH AV NE
7297980	0445	2/16/01	339950	1010	840	7	1924	4	5000N	N			7818 11TH AV NE
7688480	0425	4/23/01	330000	1030	140	7	1923	5	3840N	N			8045 BROOKLYN AV NE
7297980	0750	3/27/01	215000	1050	100	7	1924	3	5000N	N			7751 11TH AV NE
7287860	0540	12/20/00	249950	1050	0	7	2000	3	5400N	N			8208 5TH AV NE
7246440	0600	6/28/01	191350	1070	0	7	1913	3	4365N	N			802 NE 79TH ST
7246440	0335	9/6/01	238000	1110	0	7	1909	5	2910Y	N			511 NE 79TH ST
7246440	0285	3/8/01	284400	1110	480	7	1984	3	2910N	N			616 NE 78TH ST
7297980	0330	4/21/00	260000	1140	160	7	1925	4	5904N	N			7837 12TH AV NE
7354440	0045	10/23/00	299950	1150	300	7	1937	4	5050N	N			406 NE 82ND ST
7860490	0265	10/30/00	285000	1180	0	7	1938	4	5000N	N			8033 12TH AV NE
7246440	0075	1/24/01	243045	1220	0	7	1911	5	2910N	N			516 NE 79TH ST
7287860	1000	8/6/01	336500	1240	0	7	1926	4	3825N	N			550 NE 81ST ST
7373590	1520	1/31/01	253000	1270	0	7	1941	3	4590N	N			834 NE 80TH ST
7246440	0662	8/22/01	315000	1300	1300	7	1979	3	5820N	N			848 NE 79TH ST
7206110	0395	6/8/00	284950	1300	0	7	1983	3	3720Y	N			8256 LATONA AV NE
7287860	0500	8/17/00	276000	1310	0	7	1927	4	4080N	N			516 NE 83RD ST
7688480	0305	9/28/00	275000	1320	0	7	1927	4	3440N	N			1306 NE 80TH ST
7373590	0910	3/28/01	290000	1340	700	7	1926	4	4080N	N			848 NE 82ND ST
7297980	1160	2/26/01	277000	1340	120	7	1924	4	4000N	N			7515 ROOSEVELT WY NE
7297980	0615	7/30/01	345950	1350	0	7	1924	3	5250N	N			7815 11TH AV NE
7681360	1390	5/18/00	234000	1350	0	7	1929	3	6449Y	N			201 NE 82ND ST
7287860	0420	7/3/01	376900	1360	0	7	1928	4	4080N	N			511 NE 84TH ST
7297980	1120	4/9/01	307500	1360	700	7	1980	3	4000N	N			7533 ROOSEVELT WY NE
7287860	1065	3/9/00	326000	1360	0	7	1927	4	4275N	N			8116 5TH AV NE
7206110	0240	5/5/00	329000	1370	700	7	1927	5	5580N	N			8247 4TH AV NE
7688480	0355	6/19/00	319950	1400	0	7	1925	4	4275N	N			8032 BROOKLYN AV NE
7297980	0475	2/15/00	243000	1400	0	7	1925	3	5002N	N			7828 11TH AV NE

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7287860	1130	9/25/01	320000	1430	0	7	1926	4	4080	N	N	525 NE 82ND ST	
7354440	0015	6/27/00	385000	1440	300	7	1927	4	5050	N	N	418 NE 82ND ST	
7287860	0430	2/17/00	290000	1440	600	7	1927	4	4080	N	N	515 NE 84TH ST	
7354390	0380	3/5/01	238500	1460	0	7	1934	4	5000	N	N	625 NE 76TH ST	
7860490	0260	4/20/01	385000	1470	170	7	1938	4	5250	N	N	8029 12TH AV NE	
7287860	0865	8/13/01	330000	1480	0	7	1927	5	4080	N	N	529 NE 82ND ST	
7354440	0335	5/15/00	313000	1480	0	7	1927	4	4998	N	N	421 NE 82ND ST	
7287860	1305	4/24/01	344000	1490	0	7	1926	4	4080	N	N	524 NE 80TH ST	
7373590	0545	3/28/01	237000	1560	0	7	1923	5	4080	N	N	832 NE 83RD ST	
7297980	0535	2/6/01	310000	1560	0	7	1924	4	4968	N	N	7828 ROOSEVELT WY NE	
7297980	0520	6/19/01	288400	1580	360	7	1925	4	5616	N	N	7916 ROOSEVELT WY NE	
7287860	0050	5/23/00	325000	1590	750	7	1949	4	6120	N	N	527 NE 85TH ST	
7297980	0595	9/6/01	272000	1600	0	7	1925	3	5250	N	N	7807 11TH AV NE	
7297980	0570	4/9/01	238750	1610	0	7	1925	4	4536	N	N	7806 ROOSEVELT WY NE	
7297980	1130	11/7/00	259000	1630	240	7	1924	3	4000	N	N	7527 ROOSEVELT WY NE	
7297980	1300	8/22/00	268000	1630	500	7	1924	4	4120	N	N	7552 9TH AV NE	
7287860	0835	5/28/01	340000	1660	130	7	1926	4	4080	N	N	542 NE 82ND ST	
7354390	0015	1/4/01	243500	1670	330	7	1951	4	5000	Y	N	618 NE 77TH ST	
7246440	0525	6/8/01	250000	1720	0	7	1987	3	2814	N	N	817 NE 80TH ST	
7287860	0855	6/1/01	335000	1740	750	7	1929	4	3060	N	N	534 NE 82ND ST	
7246440	0530	8/6/01	210000	1780	0	7	1947	4	2790	N	N	819 NE 80TH ST	
7287860	0815	6/21/01	393000	1960	0	7	1923	3	4590	N	N	550 NE 82ND ST	
7287860	0815	3/20/00	385000	1960	0	7	1923	3	4590	N	N	550 NE 82ND ST	
7860490	0320	3/31/00	275000	820	0	8	1927	4	2750	N	N	1109 NE 82ND ST	
7246440	0355	10/19/01	318000	1010	240	8	1930	4	4365	Y	N	523 NE 79TH ST	
7206110	0440	4/19/01	247500	1090	920	8	1954	3	5580	N	N	8235 LATONA AV NE	
7206110	0660	10/31/00	239500	1120	1000	8	1946	4	3150	Y	N	8223 2ND AV NE	
7206110	0530	6/26/00	277500	1160	300	8	1953	4	5580	Y	N	8218 2ND AV NE	
7614870	0060	5/25/01	376000	1240	0	8	1924	4	5130	N	N	8224 14TH AV NE	

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7373590	1385	5/21/01	330000	1310	450	8	1946	4	7140N		N		811 NE 81ST ST
7287860	0185	8/21/01	335000	1390	0	8	1929	4	2520N		N		8407 8TH AV NE
7354390	0065	3/19/01	367500	1390	340	8	1947	4	7000Y		N		7705 6TH AV NE
7206110	0170	5/8/01	425000	1440	300	8	1930	4	5084N		N		8254 4TH AV NE
7860490	0410	10/15/01	359950	1510	0	8	1932	3	4250N		N		1102 NE 80TH ST
7373590	1145	5/31/01	300000	1510	750	8	1930	4	4080N		N		839 NE 82ND ST
7287860	0180	5/3/00	415000	1560	0	8	1929	5	3600N		N		8403 8TH AV NE
7246440	0030	9/25/00	470000	1820	0	8	1910	4	5820N		N		517 NE 80TH ST
7354440	0190	8/4/00	360000	1820	0	8	1931	4	5100N		N		311 NE 82ND ST
7246440	0795	6/27/00	370000	1900	620	8	1990	3	2986Y		N		811 NE 78TH ST
7860490	0085	3/7/01	305000	2010	0	8	1907	5	5625N		N		8045 11TH AV NE
7246440	0470	11/8/01	582500	2110	580	8	1989	3	4320Y		N		611 NE 78TH ST
7373590	1185	5/24/01	394500	2150	200	8	1926	4	4680N		N		8115 ROOSEVELT WY NE
7354390	0055	6/14/00	430000	2320	250	8	1925	4	5000Y		N		600 NE 77TH ST
7373590	0925	9/1/00	345000	2380	600	8	1926	4	4590N		N		8203 ROOSEVELT WY NE
7246440	0150	12/20/00	425000	1760	0	9	1926	4	6063N		N		7903 8TH AV NE
7246440	0150	5/18/00	395000	1760	0	9	1926	4	6063N		N		7903 8TH AV NE
7206110	0540	8/3/00	585000	3440	0	9	2000	3	7440Y		N		8224 2ND AV NE
8322604	9085	7/11/01	160000	570	0	6	1927	3	3760N		N		8907 5TH AV NE
8510040	3483	10/31/00	152000	650	0	6	1920	4	8700N		N		525 NE 92ND ST
8802420	1245	5/16/01	197700	690	0	6	1929	4	5080N		N		1206 NE 96TH ST
8510140	6387	7/25/01	215000	740	0	6	1950	4	6380N		N		1242 NE 100TH ST
8802420	0325	6/29/00	205000	740	0	6	1927	4	4191N		N		1058 NE 97TH ST
8802420	1435	6/27/01	207000	750	120	6	1926	4	5080N		N		1223 NE 100TH ST
8510040	1330	12/4/00	205000	780	0	6	1941	4	6380N		N		547 NE 88TH ST
8510140	5205	11/30/00	199000	780	0	6	1931	4	6380N		N		532 NE 97TH ST
8510140	5205	9/12/00	150000	780	0	6	1931	4	6380N		N		532 NE 97TH ST
8802420	0320	7/7/00	239000	820	0	6	1927	4	5016N		N		1060 NE 97TH ST
8510140	3918	11/6/00	197000	840	0	6	1921	4	5376N		N		9221 12TH AV NE

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8802420	1503	1/30/01	215000	870	0	6	1923	4	8470N		N		1248 NE 98TH ST
8802420	0945	3/6/01	260000	910	0	6	1930	2	4727N		N		1245 NE 96TH ST
8322604	9123	8/29/01	215000	940	0	6	1928	4	4123N		N		341 NE 91ST ST
8510040	2296	8/3/00	210000	940	0	6	1937	4	6380N		N		1249 NE 90TH ST
8802420	1324	4/18/00	185000	1090	0	6	1920	5	7200N		N		9713 15TH AV NE
8322604	9256	11/30/00	139950	1130	0	6	1946	3	7500N		N		112 NE 92ND ST
8802420	1515	6/29/01	254950	1280	0	6	1965	3	5334N		N		1228 NE 98TH ST
8802420	1120	10/10/00	215000	1670	0	6	1941	4	5080Y		N		1239 NE 97TH ST
8322604	9099	3/9/01	240000	580	250	7	1927	3	4828N		N		336 NE 89TH ST
8510140	3891	10/2/01	150200	650	240	7	1932	4	4785N		N		1041 NE 94TH ST
8510140	8893	2/15/00	219950	690	0	7	1942	3	5934N		N		809 NE 103RD ST
8199520	0395	9/27/01	194950	710	200	7	1939	3	5712N		N		331 NE 92ND ST
8510140	5226	2/8/01	215000	720	0	7	1940	5	6380N		N		540 NE 97TH ST
8510040	3315	4/26/00	210000	720	0	7	1924	4	5473N		N		1049 NE 92ND ST
8322604	9117	1/12/00	160000	740	0	7	1938	3	6120N		N		538 NE 102ND ST
8510040	0087	6/13/01	255500	750	0	7	1943	4	6380N		N		546 NE 85TH ST
8510240	0055	10/11/01	286500	780	0	7	1931	4	7008N		N		525 NE 91ST ST
8510040	3633	7/27/01	250000	780	0	7	1940	3	5376N		N		9217 8TH AV NE
8510040	3953	10/23/01	203000	800	0	7	1985	3	4704N		N		1202 NE 92ND ST
8510040	3154	1/28/00	230800	800	290	7	1946	4	5376N		N		9112 12TH AV NE
8322604	9100	1/19/01	196000	810	0	7	1927	4	3894N		N		351 NE 90TH ST
8802420	0110	10/25/00	205000	810	200	7	1927	4	5733N		N		1060 NE 98TH ST
8510140	6540	12/28/01	223500	820	0	7	1942	4	6380N		N		815 NE 102ND ST
8510140	6540	12/21/00	215000	820	0	7	1942	4	6380N		N		815 NE 102ND ST
8510040	3522	4/25/00	230000	820	0	7	1942	4	6380N		N		542 NE 91ST ST
8510040	1288	12/18/01	242500	830	0	7	1946	3	6380N		N		513 NE 88TH ST
8510040	2753	3/12/01	265000	830	110	7	1946	4	5800N		N		1030 NE 90TH ST
8638600	0120	11/21/01	265000	840	160	7	1939	4	6084N		N		9617 8TH AV NE
8510040	3274	3/17/00	290000	850	0	7	1940	4	6670N		N		1023 NE 92ND ST

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8510040	2368		8/7/00	269900	860	420	7	1926	4	6380	N	N	1033 NE 90TH ST
8510140	6152		12/4/01	235000	870	870	7	1948	3	11600	N	N	1028 NE 102ND ST
8510040	3453		6/27/00	235000	870	0	7	1940	4	4692	N	N	9108 5TH AV NE
8510040	4782		6/13/00	237000	870	0	7	1938	4	6380	N	N	528 NE 94TH ST
8802420	0994		7/18/01	216000	880	420	7	1950	4	5024	Y	N	9511 15TH AV NE
8510040	4725		5/30/01	242250	880	160	7	1940	4	4794	N	N	9420 5TH AV NE
8510140	6303		10/4/01	249950	890	0	7	1950	4	5952	N	N	1203 NE 102ND ST
8510040	2257		6/20/00	213488	890	0	7	1925	4	6380	N	N	1222 NE 89TH ST
8510040	1519		6/20/01	229500	900	0	7	1939	3	6380	N	N	846 NE 88TH ST
8510140	5106		7/27/00	260000	900	0	7	1924	4	6380	N	N	820 NE 96TH ST
8322604	9216		8/23/01	274950	920	600	7	1942	4	6960	N	N	547 NE 102ND ST
8322604	9435		4/27/01	285000	920	280	7	1938	3	7500	N	N	108 NE 92ND ST
8802420	1470		11/28/01	219900	930	0	7	1926	4	5080	N	N	1251 NE 100TH ST
8802420	0585		10/2/00	254000	930	170	7	1941	3	5969	N	N	1052 NE 96TH ST
8510040	2746		5/23/01	160000	940	0	7	1936	3	6380	N	N	1029 NE 91ST ST
8510040	3280		5/18/01	295000	940	260	7	1928	5	6380	N	N	1022 NE 91ST ST
8510140	6207		4/5/01	229000	940	0	7	1928	3	5376	N	N	10216 12TH AV NE
8510140	6237		3/18/01	255000	940	140	7	1928	4	6380	N	N	1214 NE 102ND ST
8610840	0010		8/24/00	204300	940	0	7	1949	4	6985	N	N	8607 5TH AV NE
8802420	0540		9/18/01	253500	950	480	7	1941	4	5292	N	N	9611 12TH AV NE
8510040	1690		4/11/01	228000	960	0	7	1928	4	6380	N	N	1224 NE 88TH ST
8510140	6498		9/26/00	225000	960	0	7	1932	4	5376	N	N	1053 NE 102ND ST
8510140	4614		2/23/00	209000	960	220	7	1938	3	5760	N	N	9403 12TH AV NE
8510040	1651		11/9/01	329950	970	0	7	1925	4	5376	N	N	8806 12TH AV NE
8322604	9396		9/17/01	276000	970	0	7	1953	3	6480	N	N	8850 1ST AV NE
8802420	0040		4/2/01	258000	970	300	7	1941	5	5080	N	N	1023 NE 100TH ST
8638600	0060		8/24/00	375000	970	260	7	1940	4	6248	N	N	518 NE 96TH PL
8510040	4806		6/2/00	250500	970	120	7	1938	4	6380	N	N	542 NE 94TH ST
8510040	3583		8/24/00	255000	980	0	7	1948	4	6380	N	N	527 NE 94TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8510140	3960	7/23/01	217000	990	0	7	1918	4	6380	N	N	1211 NE 94TH ST	
8802420	0795	6/12/00	231000	990	0	7	1941	5	6096	N	N	1052 NE 95TH ST	
8510140	6159	4/10/00	251000	1000	120	7	1939	4	6380	N	N	1041 NE 103RD ST	
8802420	0805	6/8/00	243000	1010	560	7	1941	4	6096	N	N	1048 NE 95TH ST	
8510040	2484	12/18/01	265000	1020	400	7	1905	5	11220	N	N	846 NE 89TH ST	
8199520	0295	2/18/00	299500	1020	290	7	1990	3	7072	N	N	306 NE 91ST ST	
8638600	0030	12/1/00	230950	1040	890	7	1949	4	6936	Y	N	9628 5TH AV NE	
8510140	6532	11/17/00	244950	1040	360	7	1952	4	7488	N	N	10010 8TH AV NE	
8199520	0070	5/30/00	178000	1040	0	7	1942	4	5712	N	N	314 NE 92ND ST	
8437070	0035	3/23/00	278100	1040	560	7	1948	4	5159	N	N	8512 2ND AV NE	
8510040	2223	2/24/00	255000	1040	0	7	1924	4	5376	N	N	8922 12TH AV NE	
8510040	1433	7/10/00	252760	1050	0	7	1950	4	6380	N	N	538 NE 88TH ST	
8802420	0910	2/24/00	215000	1050	150	7	1936	4	5201	N	N	1219 NE 96TH ST	
8510040	1345	6/11/01	260000	1060	0	7	1939	4	5376	N	N	8623 8TH AV NE	
8510040	3705	5/29/01	269500	1060	440	7	1988	3	5083	N	N	816 NE 92ND ST	
8510140	5529	9/17/01	245000	1070	170	7	1926	4	8064	N	N	9815 8TH AV NE	
8199520	0120	8/21/01	259950	1070	1000	7	1941	3	6230	N	N	206 NE 92ND ST	
8322604	9296	2/24/01	214000	1080	360	7	1946	3	5169	N	N	519 NE 102ND ST	
8510040	1438	10/30/00	370000	1080	500	7	1940	4	5376	N	N	8831 8TH AV NE	
8227400	0050	10/23/01	349950	1110	430	7	1927	4	5715	N	N	843 NE 96TH ST	
8510040	1187	12/12/00	167000	1110	0	7	1960	4	5945	N	N	820 NE 86TH ST	
8199620	0045	8/31/00	225000	1120	0	7	1951	4	7695	N	N	145 NE 95TH ST	
8510040	2450	6/6/00	295000	1120	580	7	1975	3	6380	N	N	835 NE 90TH ST	
8510040	1423	11/30/01	255000	1130	0	7	1941	5	6380	N	N	545 NE 89TH ST	
8510140	4659	8/22/01	280000	1140	0	7	1922	4	6090	N	N	833 NE 95TH ST	
8510140	6432	1/24/00	309950	1140	0	7	1926	5	6380	N	N	1011 NE 102ND ST	
8510040	3417	3/12/01	355000	1150	0	7	1930	4	6380	N	N	850 NE 91ST ST	
8199520	0250	5/4/00	289000	1150	400	7	1990	3	5940	N	N	350 NE 91ST ST	
8510140	6510	3/13/01	251000	1160	1160	7	1963	3	5376	N	N	10017 12TH AV NE	

Sales Available for Annual Update Analysis
Area 7
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8322604	9219	8/28/00	279000	1160	300	7	1992	3	6688Y	N			306 NE 89TH ST
8510040	4773	10/23/01	228500	1180	0	7	1939	3	6380N	N			523 NE 95TH ST
8510040	2240	8/14/01	260000	1180	0	7	1950	5	5664N	N			1208 NE 89TH ST
8802420	1460	6/30/00	350000	1190	0	7	1927	5	5080N	N			1239 NE 100TH ST
8802420	0480	11/27/01	313950	1200	0	7	1929	4	5080N	N			1017 NE 97TH ST
8802420	1391	11/6/01	259000	1200	800	7	1963	4	5080N	N			1214 NE 97TH ST
8802420	1255	5/24/01	269900	1200	600	7	1948	4	6477N	N			9710 12TH AV NE
8510140	5498	5/12/00	301000	1200	790	7	2000	3	6380N	N			532 NE 98TH ST
8510040	4737	3/23/01	215000	1210	0	7	1940	3	4182N	N			9416 5TH AV NE
8510140	5485	12/26/00	268500	1240	0	7	1931	5	6380N	N			535 NE 100TH ST
8510040	2885	10/27/00	210000	1240	0	7	1951	3	7344N	N			9011 15TH AV NE
8322604	9282	2/7/00	265000	1240	0	7	1946	3	8700N	N			308 NE 90TH ST
8322604	9122	11/1/01	280000	1260	0	7	1995	3	3990N	N			345 NE 91ST ST
8510040	1355	3/15/00	210000	1260	0	7	1970	3	5376N	N			8611 8TH AV NE
8510040	1306	3/1/00	287500	1260	0	7	1945	4	6380N	N			527 NE 88TH ST
8199520	0145	10/25/01	312500	1270	760	7	2001	3	5475N	N			213 NE 94TH ST
8510140	4665	7/30/01	318000	1280	200	7	1928	5	6525N	N			837 NE 95TH ST
8510140	2662	7/25/00	232500	1280	0	7	1940	4	4459N	N			801 NE 94TH ST
8691470	0019	3/7/01	360000	1290	730	7	1938	4	5687N	N			805 NE 98TH ST
8199520	0065	12/27/00	190000	1310	0	7	1939	4	5712N	N			350 NE 92ND ST
8322604	9264	6/5/00	226000	1310	1000	7	1960	4	9150N	N			9226 1ST AV NE
8322604	9167	11/16/01	255000	1320	0	7	1994	3	2325N	N			414 NE 95TH ST
8510040	1582	5/8/01	299500	1320	0	7	1926	4	6380N	N			1014 NE 88TH ST
8510140	2670	12/13/00	285000	1320	0	7	1926	4	6525N	N			813 NE 94TH ST
8610840	0005	5/15/00	320000	1320	240	7	1942	5	7112N	N			8615 5TH AV NE
8199520	0235	5/15/01	280500	1330	0	7	1928	4	6034N	N			9115 5TH AV NE
8510040	1686	5/2/01	360000	1340	890	7	1973	4	6380N	N			1230 NE 88TH ST
8510040	2551	8/17/01	265500	1350	300	7	1948	4	9570N	N			514 NE 89TH ST
8510140	6477	12/26/00	269950	1360	810	7	1930	4	6090N	N			1020 NE 100TH ST

Sales Available for Annual Update Analysis
Area 7
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8510140	4705		1/8/01	310000	1380	250	7	1940	5	8700	N	N	840 NE 94TH ST
8510040	1193		9/5/01	219950	1390	0	7	1911	3	6380	N	N	812 NE 86TH ST
8638600	0070		11/8/01	289000	1400	0	7	1946	4	6461	N	N	525 NE 96TH PL
8510040	2791		9/19/00	380000	1410	0	7	1928	5	5712	N	N	9003 12TH AV NE
8510040	2386		3/10/00	335000	1430	0	7	1940	5	6380	N	N	1043 NE 90TH ST
8638600	0086		5/1/01	265000	1450	300	7	1940	4	7455	N	N	9612 7TH AV NE
8199520	0140		6/5/00	247500	1520	0	7	1959	4	5973	N	N	211 NE 94TH ST
8322604	9040		1/25/01	375000	1530	800	7	1954	5	9520	N	N	8824 2ND AV NE
8802420	1074		4/13/00	248000	1560	0	7	1929	4	7493	N	N	9622 12TH AV NE
8510140	6420		2/24/00	228000	1580	0	7	1905	4	7344	N	N	10014 ROOSEVELT WY NE
8510040	2659		11/19/01	389000	1590	300	7	1929	4	6380	N	N	835 NE 91ST ST
8322604	9475		6/28/00	222500	1670	0	7	1965	3	7314	N	N	555 NE 103RD ST
8638600	0105		6/19/01	358000	1800	600	7	1948	3	6084	N	N	707 NE 97TH ST
8510040	1702		5/24/00	386000	1890	0	7	1936	4	6380	N	N	1249 NE 89TH ST
8510140	3965		7/3/01	355000	1910	0	7	1984	3	6380	N	N	1223 NE 94TH ST
8510240	0045		6/28/01	292000	860	0	8	1931	4	7008	N	N	515 NE 91ST ST
8510040	3550		12/10/01	276000	900	690	8	1956	3	4896	N	N	9216 5TH AV NE
8322604	9285		11/23/01	210000	920	240	8	1946	4	6800	N	N	9523 4TH AV NE
8394690	0115		11/15/00	260000	920	0	8	1947	4	7344	N	N	341 NE 89TH ST
8510140	4632		11/22/00	275000	980	0	8	1930	4	4200	N	N	9414 8TH AV NE
8610840	0055		8/20/00	247500	980	470	8	1949	4	6985	N	N	8538 LATONA AV NE
8322604	9232		6/8/01	253000	1120	600	8	1946	5	6208	N	N	558 NE 100TH ST
8510040	2626		8/15/01	307000	1230	0	8	1926	3	5376	N	N	9006 8TH AV NE
8510140	8964		7/7/00	245000	1240	510	8	1963	4	7105	N	N	853 NE 103RD ST
8510140	6546		5/10/00	312250	1240	170	8	1964	4	8845	N	N	823 NE 102ND ST
8199520	0336		11/8/00	275000	1260	900	8	1946	3	6370	Y	N	9108 2ND AV NE
8638600	0025		6/19/01	225000	1270	0	8	1948	3	6240	Y	N	9622 5TH AV NE
8510240	0015		2/7/00	240600	1280	0	8	1931	4	4320	N	N	9012 5TH AV NE
8322604	9270		6/24/00	256500	1300	500	8	1952	4	8100	N	N	9024 1ST AV NE

Sales Available for Annual Update Analysis
Area 7
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8510140	6240	10/20/00	245000	1310	0	8	1982	3	6380N	N	1212 NE 102ND ST		
8510140	3963	11/1/00	379950	1330	300	8	1931	4	6380N	N	1215 NE 94TH ST		
8638600	0085	8/17/00	240000	1370	0	8	1959	4	7650N	N	9610 7TH AV NE		
8510140	6486	5/23/01	310000	1390	1210	8	1962	4	6380N	N	1049 NE 102ND ST		
8510140	5193	5/9/00	272000	1390	0	8	1932	3	7830N	N	527 NE 98TH ST		
8510040	3369	5/26/00	289500	1400	680	8	1964	4	5376N	N	804 NE 91ST ST		
8322604	9560	6/20/00	349950	1410	1010	8	2000	3	7204N	N	118 NE 90TH ST		
8322604	9212	6/11/01	329000	1450	460	8	1962	4	5400N	N	225 NE 90TH ST		
8437070	0075	10/23/00	319900	1490	1150	8	1949	4	7918Y	N	8515 3RD AV NE		
8322604	9443	5/24/00	365000	1580	500	8	1960	4	7400Y	N	8552 2ND AV NE		
8322604	9113	7/18/00	309000	1780	400	8	1994	3	3384N	N	348 NE 89TH ST		
8510140	6612	11/26/01	305000	1830	0	8	1979	5	7344N	N	10001 ROOSEVELT WY NE		
8510040	2560	6/26/01	427000	1840	500	8	1948	4	8700N	N	533 NE 90TH ST		
8510140	3898	5/24/00	350000	1860	520	8	2000	3	5053N	N	1051 NE 94TH ST		
8510040	2875	4/8/01	366500	1870	500	8	1938	4	8635Y	N	9025 15TH AV NE		
8510140	5342	1/11/00	339950	2050	0	8	1999	3	5663N	N	9818 8TH AV NE		
8510140	6576	11/9/00	295000	2090	0	8	1979	3	8700N	N	847 NE 102ND ST		
8691470	0070	12/12/00	439000	2130	500	8	2000	3	5000N	N	849 NE 98TH ST		
8802420	1200	10/5/01	402500	2180	0	8	1996	3	5111N	N	1242 NE 96TH ST		
8510040	1707	9/27/01	430000	2250	0	8	1996	3	6380N	N	1244 NE 88TH ST		
8510140	4842	8/21/01	420000	2380	0	8	2001	3	8256N	N	9516 8TH AV NE		
8510040	3513	7/31/00	550000	2420	800	8	2000	3	6380N	N	537 NE 92ND ST		
8802420	1420	5/30/00	395000	2430	0	8	2000	3	5080N	N	1211 NE 100TH ST		
8510040	4026	4/22/00	422000	2510	860	8	1985	3	5413N	N	9207 15TH AV NE		
8199520	0338	1/19/01	498000	2170	660	9	2000	3	5010N	N	210 NE 91ST ST		
8510040	2314	11/29/00	465000	2420	800	9	2000	3	4896N	N	8917 15TH AV NE		

Vacant Sales Available to Develop the Valuation Model

Area 7

There are an insufficient number of vacant sales to develop a valuation model.